047.0	0001	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	758,400 /	758,400
					USE VALUE:	758,400 /	758,400
					ASSESSED:	758,400 /	758,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HYLAND WILLIAM C-JUDITH
Owner 2:	
Owner 3:	
Street 1:	54 WEBCOWET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,427 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 1668 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6427.000	265,500	2,700	490,200	758,400
Total Card	0.148	265,500	2,700	490,200	758,400
Total Parcel	0.148	265,500	2,700	490,200	758,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.68 | /Parcel: 454.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 047.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,500	2700	6,427.	490,200	758,400	758,400	Year End Roll	12/18/2019
2019	101	FV	211,000	2700	6,427.	520,900	734,600	734,600	Year End Roll	1/3/2019
2018	101	FV	211,000	2700	6,427.	379,900	593,600	593,600	Year End Roll	12/20/2017
2017	101	FV	211,000	2700	6,427.	330,900	544,600	544,600	Year End Roll	1/3/2017
2016	101	FV	211,000	2700	6,427.	281,900	495,600	495,600	Year End	1/4/2016
2015	101	FV	205,500	2700	6,427.	275,800	484,000	484,000	Year End Roll	12/11/2014
2014	101	FV	205,500	2700	6,427.	226,700	434,900	434,900	Year End Roll	12/16/2013
2013	101	FV	205,500	2700	6,427.	215,700	423,900	423,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3958

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12588-458		2/12/1974		13,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2009	607	Re-Roof	8,112					

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
4/14/2009	Entry Denied	197	PATRIOT
2/29/2000	Meas/Inspect	270	PATRIOT
8/18/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6427		Sq. Ft.	Site		0	80.	0.95	1									490,246						490,200	

Total AC/HA: 0.14754 | Total SF/SM: 6427 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 490,246 | Spl Credit | Total: 490,200

User Acct

33029

GIS Ref

GIS Ref

Insp Date

11/30/18

!3958!

PRINT

Date	Time
12/10/20	19:04:33

LAST REV

Date	Time
04/09/19	15:14:24

apro

USER DEFINED

Prior Id # 1:	33029
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27949643
Const Adj.:	1.00969899
Adj $ / SQ:	161.488
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	384783
Depreciation:	119283
Depreciated Total:	265500

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

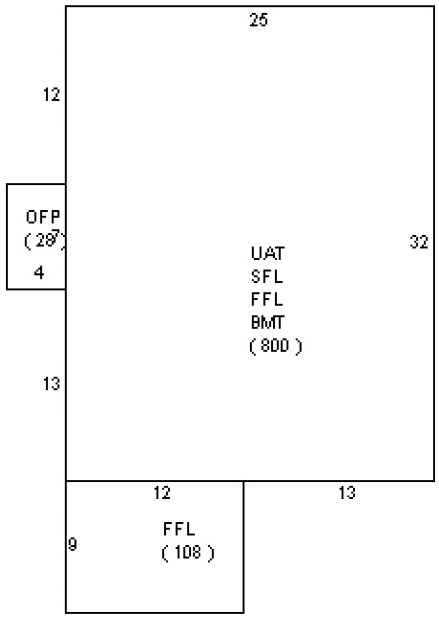
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	161.49
Special Features:	0	Val/Su Net:	98.48
Final Total:	265500	Val/Su SzAd	159.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	908	161.490	146,631
BMT	Basement	800	48.450	38,757
SFL	Second Floor	760	161.490	122,731
UAT	Upper Attic	200	64.600	12,919
OFP	Open Porch	28	44.430	1,244

Net Sketched Area:	2,696			Total:	322,282
Size Ad	1668	Gross Are	3336	FinArea	1668

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X19	F	FR	1930	23.37	T	50	101			2,700			2,700

More:	N	Total Yard Items:	2,700	Total Special Featues:		Total:	2,700